

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7 Kowree Crescent, Sebastopol 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$*

or range between

\$285,000

&

\$295,000

Median sale price

Median price

\$273,872

*House

☒

*Unit

☐

Suburb
or locality

Sebastopol

Period - From

01/10/2017

to

30/09/2018

Source

CoreLogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 Kowree Crescent, Sebastopol 3356	\$297,000	27/02/2018
523 Sutton Street, Sebastopol 3356	\$296,000	17/09/2018
173 Walker Street, Sebastopol 3356	\$295,000	01/08/2018